182.0	0002	0013.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	700,300 / 700,300
					USE VALUE:	700,300 / 700,300
					ASSESSED:	700,300 / 700,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
18		SAGAMORE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MESSURI PETER P & BARBARA A	
Owner 2:	LIFE ESTATE	
Owner 3:		
Street 1:	18 SAGAMORE RD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02476	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	MESSURI PETER P--BARBARA A -
Owner 2:	-
Street 1:	18 SAGAMORE RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .151 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1951, having primarily Vinyl Exterior and 1848 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6559.000	225,400		474,900	700,300
Total Card	0.151	225,400		474,900	700,300
Total Parcel	0.151	225,400		474,900	700,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 378.95 | /Parcel: 378.95

Legal Description

User Acct 123048

GIS Ref

GIS Ref

Insp Date 02/06/14

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 182.0-0002-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	225,400	0	6,559.	474,900	700,300		Year end	12/23/2021
2021	101	FV	217,000	0	6,559.	474,900	691,900		Year End Roll	12/10/2020
2020	101	FV	217,000	0	6,559.	474,900	691,900	691,900	Year End Roll	12/18/2019
2019	101	FV	179,600	0	6,559.	474,900	654,500	654,500	Year End Roll	1/3/2019
2018	101	FV	179,600	0	6,559.	400,300	579,900	579,900	Year End Roll	12/20/2017
2017	101	FV	179,600	0	6,559.	366,400	546,000	546,000	Year End Roll	1/3/2017
2016	101	FV	179,600	0	6,559.	312,100	491,700	491,700	Year End	1/4/2016
2015	101	FV	167,600	0	6,559.	271,400	439,000	439,000	Year End Roll	12/11/2014

!14234!

PRINT

Date	Time
12/30/21	18:36:28

LAST REV

Date	Time
05/21/21	10:28:47
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 14234

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MESSURI PETER P	70157-73		10/30/2017	Convenience	1	No	No		
	8862-592		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	123048
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
2/6/2014	Meas/Inspect	PC	PHIL C
10/15/2008	Meas/Inspect	197	PATRIOT
11/13/2000	Hearing Chag	189	PATRIOT
12/30/1999	Meas/Inspect	163	PATRIOT
12/1/1981		WG	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6559		Sq. Ft.	Site		0	70.	1.03	7			View	10					474,912						474,900	

Total AC/HA:	0.15057	Total SF/SM:	6559	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	474,912	Spl Credit		Total:	474,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1951	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	5 - Lino/Vinyl	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Fair
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Fair
A HBth:		Rating:	
OthrFix:	2	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FA - Fair-Avg	35.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	35.6	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.21818185
Const Adj.:	0.98505002
Adj $ / SQ:	131.997
Other Features:	62600
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	349964
Depreciation:	124587
Depreciated Total:	225377

COMMENTS

crawl space in bsmt. OF=2 SINKS IN BMT..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB 1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

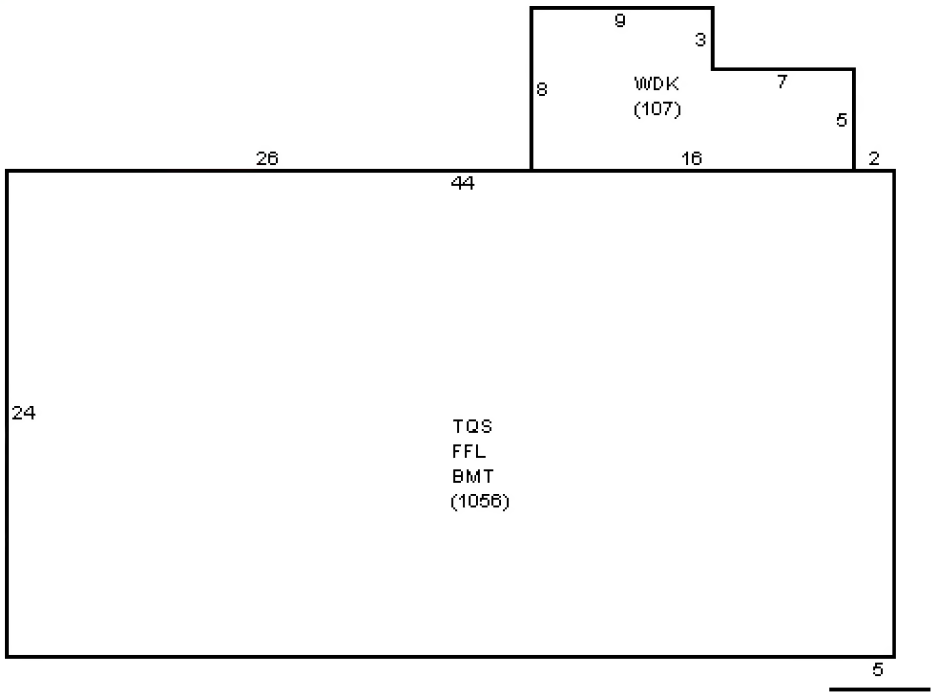
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	132.00
Special Features:	0	Val/Su Net:	74.86
Final Total:	225400	Val/Su SzAd	121.97

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,056	39.600	41,817
FFL	First Floor	1,056	132.000	139,389
TQS	3/4 Story	792	132.000	104,541
WDK	Deck	107	15.120	1,617

Net Sketched Area:	3,011			Total:	287,364
Size Ad	1848	Gross Area	3275	FinArea	1848

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

182.0-0002-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10X8	A	AV	1996	0.00	T	18.4	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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